

# REAL ESTATE AND BUSINESS ACTIVITY

## Tooele's Handsome New Bank Building



An illustration of the manner in which the business district of East Tooele, the new part of Tooele City, that is being built as a home for the employees and officials at the International smelter, is constructed, is shown in the accompanying picture. The bank building shown is occupied on the two upper floors and part of the ground floor by the Tooele Improvement Company. The corner offices are occupied by the Commercial bank, and those farthest to the left in

the center by the Tooele Improvement Company. The building is of red brick, with stone trimmings in a lighter color. It is on the main business street of the "new town," where there already are several other structures as handsome and almost as pretentious as this. It is a "mushroom city" that is being built near the new smelter site, but one that will afford substantial homes for the employees—homes that they will be proud of.

There is a great building activity in Tooele, preparatory to the opening of the smelter, which will be in mid-summer. Persons who plan to make the city a permanent home for themselves and their families are already arriving in large numbers, and it is with difficulty that they can all be housed. Many of those employed on the construction work at the smelter site have also indicated their intention of remaining in the city permanently.

## REALTY MARKET LOOKING BETTER

Demand for Property on East Bench Subdivisions Reported Good.

MANY BEAUTIFUL HOMES  
NOW UNDER CONSIDERATION

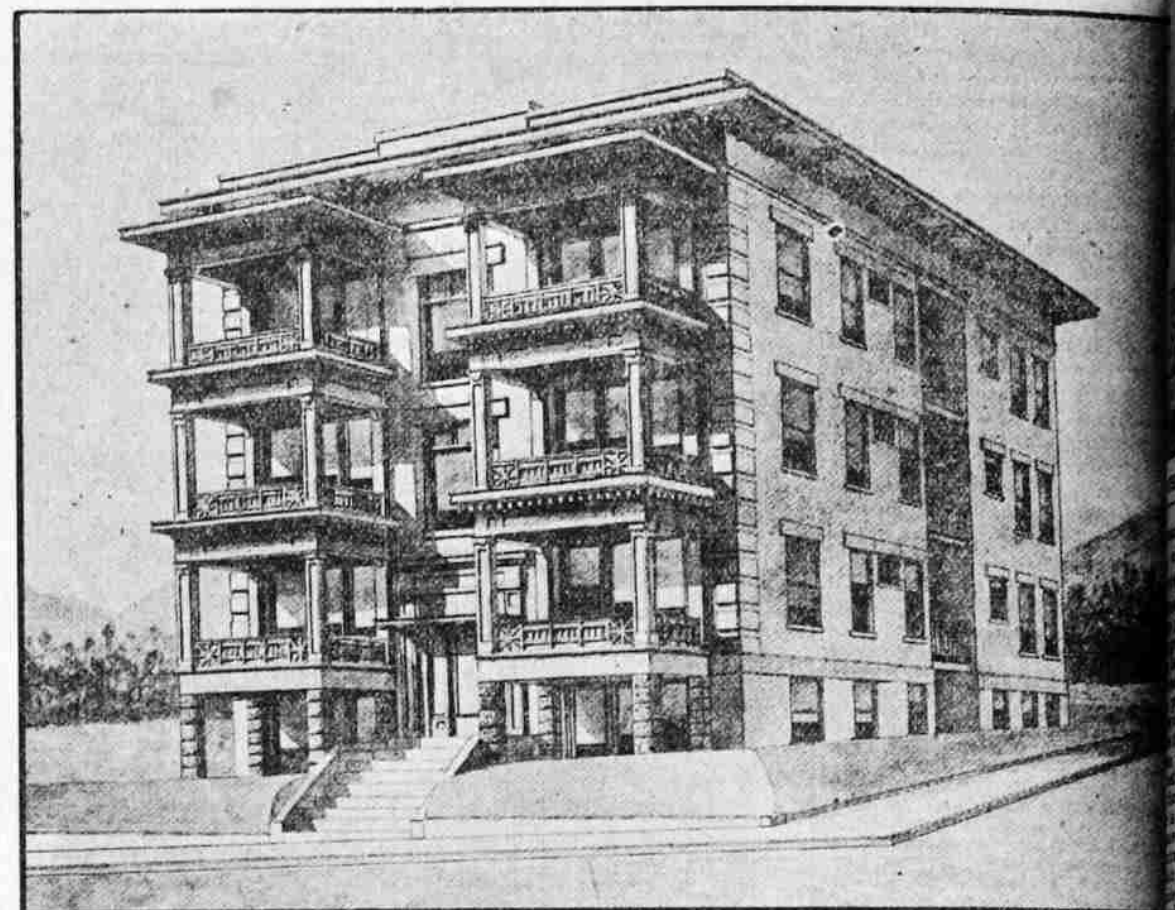
Two New Additions to Be Opened on East Bench in the Near Future.

With the loosening up of the money market, real estate activity in Salt Lake City is becoming more healthy again and the approaching season promises to surpass even that of last year, if that is possible. The past week there has been a renewal of vigor on the real estate market. This has been particularly noticeable on the new and comparatively new subdivisions about the city.

Early last week announcement was made by one prominent real estate man that two new subdivisions, to be known as University Heights, Additions Nos. 2 and 3, will be thrown open in the near future. One of these additions is situated immediately north of University Heights proper, while the other is directly south. Nearly all the lots on University Heights, Addition No. 1, (the original University Heights), have now been sold and building will commence on the plat within the near future. In fact, all that is now delaying building is the fact that the water-mains have not been completely laid. It will take but a short time to complete this, however, and soon building operations will be active.

Perhaps one of the prettiest residence districts on the south bench is Westminster Heights. This was the first subdivision which was opened on the east bench, and consequently is more settled than any of the others. There are now many beautiful homes on Westminster Heights, and the rapid rate at which this subdivision has built up proves conclusively that the east bench is the coming residence district of the city.

The other subdivisions on the south bench, including Idlewild addition, Sunnyside addition, Highland park, Emerson heights and Monheim park, are showing splendid progress. Turning to the north on the east bench in Federal heights, which is an ideal residence location, and Popperston place, the same rapid development is apparent.



Excavation work is now in progress for two modern flat buildings, to be erected for J. S. Peery and E. Wesley Smith on Third avenue, between A and B streets, at an aggregate cost of \$52,000. Plans for the buildings were drawn by C. B. Onderdonk, a local architect.

The two flats will be of exactly the same architectural design, will contain an equal number of apartments and will be constructed of the same kind of material. A perspective of one of the flats, which is a replica of the other, is shown above. Each building will have a frontage of forty-four feet and a depth of sixty-five feet and will be constructed of white pressed brick with stone trimmings. Each flat will contain five six-room and two two-room apartments. It will be finished throughout in hardwood and the wainscoting at the entrances will be of marble. The floors at the entrance will be in tile.

The contracts for the electric wiring, heating and plumbing have been let to different firms with the idea of getting the best results. The heating plant will be installed in the basement of one of the flats and will furnish heat and hot water for both buildings. This plant will be so arranged that the noises which usually emanate from such plants, especially when "firing up" is being engaged in, will not reach even to the first floor. Hot water will be available at all hours of the day and night.

The tenant, who has a kick coming in case things do not go exactly right, will be in a position at all times to get into communication with the janitor and register his protest. Each apartment will have a telephone, connecting with the janitor's apartment, and will thus be able to worry the boss of the flat if the range goes wrong, or the heat is not sufficient, or if there is a "blow-out" in the

electric light connections. This is a modern up-to-date feature in apartment house construction and one which will appeal to tenants who have in the past been unable to get into communication with the care of the premises. Each apartment will be well supplied with porches, having one in front, a sleeping porch at the rear and one at the side, opening from the kitchen. The rooms of each apartment will be equipped with large French windows that the beds may be easily pushed into the sleeping porch. For the recreation of the tenant, which will be kept up and maintained by the landlords.

## PEERY ESTATE ACQUIRES ADDITIONAL PROPERTY

By the terms of a deed recorded Thursday, it is said that the D. H. Peery estate has acquired right to considerable ground additional to that on which the Peery hotel and business structure, at West Temple and Third South streets, will stand.

This deed conveys to the Peery estate from the Syndicate Investment company, for a consideration of \$1,165,264 feet at the corner of West Temple and Third South streets. In this, however, is said to be included the original Peery holdings of 165,115 1/2 feet. The difference in frontage is said to be the area of ground recently acquired. The new transfer gives the Peery estate the additional ground between the former boundaries and the Whitaker cigar factory. It is said that about \$100,000 is involved in the deal.

Work is progressing at a rapid rate on the excavation for the new Peery structure at the corner.

Tribune Want Ads.  
Bell Main 5200. Independent 360.

## Dry Farm Crops Prosper

George T. Odell of the Commercial Wagon & Machine company, Saturday with the Commercial All Utah excursion. He said that in Logan he received a telegram from Manager Wright of the Idaho branch of the company to the effect that there had been a big rain over southern Idaho, thus assuring success of the dry land crop. Odell left Saturday night for New Mexico in the interests of the company.

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## REAL ESTATE NEWS AND THE CITY'S BUILDING OPERATIONS

As an indication of the fact that people of Salt Lake City are anxious to secure suburban real estate which is provided with all the needs of home building, sales of twenty-six building lots were reported last week by N. M. Long & Co. in Longview park, the new addition on State street between Fourteenth and Fifteenth South streets.

Mr. Long reports that the majority of people who have purchased property in the addition have in mind the making of improvements this summer or fall, and with the completion of these improvements the tract will present a most beautiful appearance. Over half of the lots have been sold and on practically half of these homes are planned.

The sales of last week as reported by Mr. Long follow: August Ekman, two lots; Frank Granholm, two lots; Ross Evans, two lots; Hubert Jones, three lots; Evans & McGarvey, two lots; L. W. Mayers, five lots; J. B. Gross, three lots; Frank W. Harper, four lots; John Stainton, three lots.

Building operations in Highland park addition, adjacent to the business district of Sugar House, are now quite active. Twelve houses are now under construction in the addition by the Kimball & Richards Building company, and four of these have already been sold. It is expected that the other eight will have been sold by the time they are completed.

Highland park addition is being handled by Kimball & Richards, and a representative of the company is of the opinion that it is of great advantage to a real estate addition to have attractive buildings on it. This is the reason why the Kimball & Richards Building company is erecting houses in the new addition. The buildings go far to encourage sales of both improved and unimproved lots. Public improvements are going ahead at a good rate in Highland park addition.

The Salt Lake Security and Trust company will erect in the near future a number of bungalows on Eleventh avenue. This is the farthest street to the north where residences are being built. The majority of the entire city from this street is unsurpassed. The houses to be erected on this street will be in keeping with those which have been erected by the Salt Lake Security and Trust company in the vicinity in the past.

Plans have been completed for a new apartment house, to be erected at First avenue and K street, by J. M. Marriott.

and work will be begun on the structure in the near future. The building will cost \$35,000 and will embrace all the most modern conveniences. The exterior will be exceedingly attractive, according to the plans, which have been drawn by L. D. Martin.

Several good sales were made last week by the Halloran-Judge Real Estate company. The largest sale was that of the Freed home at 951 East First South street. The name of the purchaser was not made known. The price was about \$18,000.

The company also sold the Treganza home at Sixth South and Elizabeth avenue, for \$7,000, to W. L. Roberts, and another home a little south of Fifth South on Eleventh East to Ella Hotopp for \$5,000. The former owner was E. H. Hill.

Friday afternoon a house on Thirteenth East just south of Fourth South was sold to Barney Stayner for \$6,500. George S. Smith was the former owner. Burt & Carlquist report sales for the week as follows: Six lots in Forest Dale to Reuben E. Miller of Price, Emery county, Utah; house and lot on Emerson avenue to Paul Reiser; modern cottage on Blaine avenue to William Benge, and a lot in Lemon court to Albert Richardson. The firm also report business as being very lively in their construction department. It has in its employ at the present time about fifty men working on the many new houses they are erecting in various parts of the city.

Judge Lewis has granted the petition of Mrs. Winifred S. Prosser, guardian of the estate of Albert Winifred Walker, a minor, to mortgage certain property belonging to the estate in this city for \$450,000 and purchase a one-tenth interest in the property at Main street and Postoffice place and join the Walker heirs in the erection of a ten-story business block.

The old Ferramor Little corner at Second East and First South streets, recently purchased by Thomas Morris for \$45,000, is undergoing considerable change and improvement, to meet the demand for business district building sites. A two-story building is in course of erection, it having a frontage of 120 feet on Second East street and 42 feet on First South street. It will be completed about June 1 and go at once into the hands of two firms that have secured leases. The two-story rooming house, which occupies part of the ground, will be remodeled and made suitable for an apartment house.

## NEW MEMBERS ELECTED TO COMMERCIAL CLUB

The board of governors of the Commercial club acted favorably on the following applications for membership Saturday:

L. S. Adams, general agent Western States Life Insurance company; M. J. Brinen, vocal teacher; Henry E. Godwin, contracting freight agent Oregon Short Line railroad; M. Kimball, Kimball Van & Storage company; James D. Pardee, lawyer; Ed L. Price, wholesale produce; Dr. A. A. Bird, Murray, Utah; A. W. Smith, real estate, Chicago, Ill.

## To Foreclose Lien

The Parker Lumber company filed suit in the district court Saturday against S. O. Wegeland and others to foreclose a mechanic's lien on part of lot 8, block 21, plat B, Salt Lake City survey, to secure the payment of a lumber bill for \$272.38. Judgment is also asked for \$11.20 costs for filing the lien and \$25 attorney's fees.

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**PARK CRESCENT**

"Why"—you ask. Simply because this beautifully situated addition offers the best investment of all Salt Lake realty on the market today. "A broad statement"—you say; but listen to the facts. At the north of the University and Fort Douglas is Federal Heights generally recognized as one of the most pretentious additions in the west. At the South is—what? We saw the opportunity, the surprising excellence of the location and now offer Park Crescent to the real estate buyer at prices less than a quarter of those of the other plat just mentioned. Furthermore, note these facts: Park Crescent is a part of the city; it gets city water from Emigration tunnel; a street car borders it on the north, another is surveyed on west; the ground is a fertile oak-leaf loam; the University is a short walk away; Fort Douglas park will be just across the street north; a delightful canyon retreat is only a short walk away; 14 minutes from the business center; some of the finest people in the city are planning Park Crescent homes; the prices cannot long remain so low; the streets are graded and walks prepared; and best of all the charm of environment is par-excellence in Salt Lake Realty.

**THE FINEST HOMES IN THE WEST ARE BUILT ON THE HEIGHTS**

WARRANTY REAL ESTATE INVESTMENT CO. (Five Agents)

## Anderson-Cummings Co.

317 MAIN STREET.

Hubbard Investment Co., West Third South.  
Cartwright & McGhie, 49 Commercial Block.  
W. J. Doley, 315 D. F. Walker Block.  
Duffin Real Estate Co., Provo, Utah.

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**cement walks.**